



31 Penrith Court, Worthing, BN14 9AN  
Guide Price £115,000

and company  
**bacon**  
Estate and letting agents



A one double bedroom first floor retirement flat located within both a popular development and area of Broadwater. Accommodation briefly comprises; communal entrance, entrance hall, lounge, kitchen, double bedroom and a bathroom/w.c. Externally the home offers communal gardens and residents parking. Benefits include double glazed windows, electric heating and is being offered for sale chain free.

- One Bedroom Retirement Flat
- Broadwater Catchment
- Close To Local Shops
- Security Entryphone System
- Passenger Lift
- Residents Non Allocated Parking
- No Onward Chain
- Viewing Essential



### Communal Hallway

Accessed via glazed communal doors with security entry phone system. Access to communal lounge, kitchen and laundry room. Stairs or lift to first floor. Private door to flat.

### Entrance Hall

Electric panel heater. Store cupboard. Shelved cupboard with Ariston instant hot water system.

### Lounge/Dining room

3.19 x 5.95 into bay (10'5" x 19'6" into bay)  
Electric fireplace. Double aspect room with double glazed window and bay double glazed window. Security entrance phone. Emergency pull cord. TV point. Telephone point. Wall light point. Arch opening through to:

### Kitchen

2.39 x 2.1 (7'10" x 6'10")  
Fitted suite comprising of inset stainless steel sink unit with mixer taps and drainer. Storage cupboards below. Areas of work surfaces offering additional cupboards

and drawers under. Matching shelved wall units. Part tiled walls. Four ring electric hob with fitted extractor hood over. Fitted oven. Space for washing machine and upright fridge/freezer. Double glazed window.

### Double Bedroom

2.7 x 4.3 through wardrobe (8'10" x 14'1" through wardrobe)  
Fitted shelved wardrobe with hanger bar. Electric panel heater. Double glazed windows.

### Bathroom/WC

2.23 x 1.58 (7'3" x 5'2")  
Suite comprising of step in enclosed shower with Triton electric shower. Chrome heated towel rail. Fully tiled. Wash hand basin. Vanity cupboard. Extractor fan.

### Communal Grounds & Gardens

Communal grounds and gardens to the front and rear of the development both offering seating areas and with a drying area to the rear.

### Communal Facilities

The development offers a communal lounge, kitchen, laundry room and guest suite.

### Residents Parking

Residents car parking can be found to the rear of the block and are unallocated.

### Lease & Maintenance

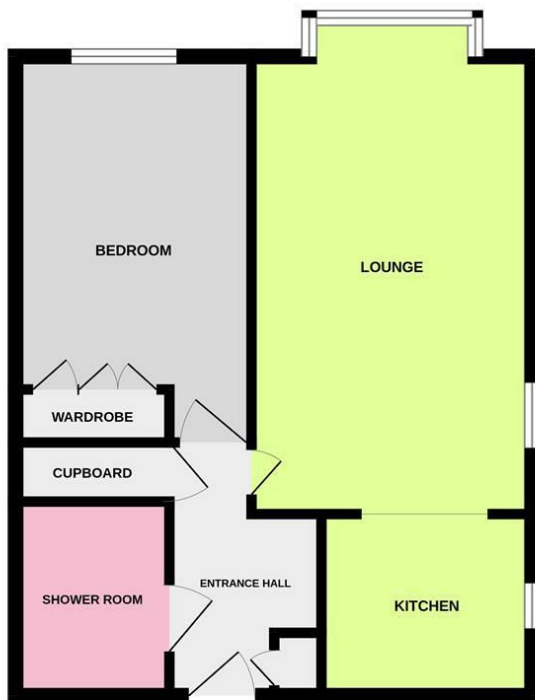
Lease: tbc  
Ground Rent: tbc  
Maintenance: tbc

### Council Tax

Council Tax band A



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

